



## 2 Greenwood Avenue

Walkerville, Newcastle Upon Tyne, NE6 4TU

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* SOUTH FACING REAR GARDEN \*\* DRIVEWAY \*\* GARAGE \*\*

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* UTILITY ROOM \*\* SOME UPDATING REQUIRED \*\*

\*\*CLOSE TO WESTERN SCHOOL, LOCAL AMENITIES AND ROAD LINKS \*\* TWO RECEPTION ROOMS \*\*

\*\* COUNCIL TAX BAND C \*\* ENERGY RATING D \*\* FREEHOLD \*\*

**Offers Over £215,000**



- Guide Price £220,000 to £230,000
- South Facing Rear Garden
- Utility Room
- Garage & Driveway Parking

- Council Tax Band C

#### Entrance Porch

UPVC door and double glazed windows access to hallway

#### Hallway

Access to lounge, dining room and kitchen, stairs to first floor

#### Lounge

15'7" x 12'6" (4.76 x 3.82)

Double glazed window, radiator, electric fire.

#### Dining Room

12'6" x 12'2" (3.82 x 3.71)

Double glazed window, radiator

#### Kitchen

8'5" x 6'11" (2.57 x 2.11)

Double glazed window, door into utility room, fitted with range of wall and floor units, countertop, sink, electric hob and oven

#### Utility Room

11'5" x 6'4" (3.50 x 1.95 )

Double glazed windows and door into rear garden, fridge, freezer, washing machine. Access into garage

#### Garage

11'7" x 6'11" (3.55 x 2.13)

Up and over door.

- Freehold

#### Landing

Double glazed window. Access to bathroom and three bedrooms.

#### Bedroom 1

11'11" x 9'9" (3.64 x 2.98 )

Double glazed window, radiator, fitted wardrobes.

#### Bedroom 2

11'8" x 10'11" (3.57 x 3.35 )

Double glazed window, radiator.

#### Bedroom 3

8'7" x 8'1" (2.62 x 2.48 )

Double glazed window, radiator

#### Bathroom

8'0" x 7'11" (2.45 x 2.42 )

Two double glazed windows, radiator, WC, wash hand basin, bath with overhead shower, storage cupboard and access to loft.

#### External

The front front there is a walled lawned area and driveway parking. To the rear low maintenance garden mainly laid to lawn.

#### Material Information

##### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

- Two Reception Rooms
- Close to Western School, Local Amenities and Road Links
- Energy Rating D

<https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile Indoor: EE - Limited Three - Limited 02 - Limited Vodafone - Limited

Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

##### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

##### CONSTRUCTION:

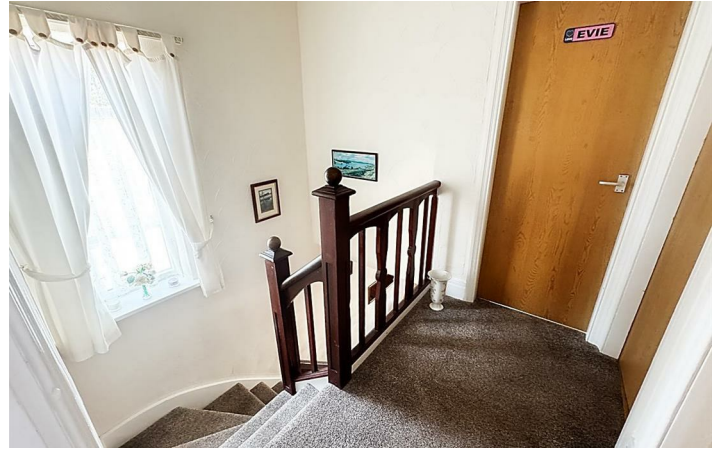
Traditional

This information must be confirmed via our surveyor.



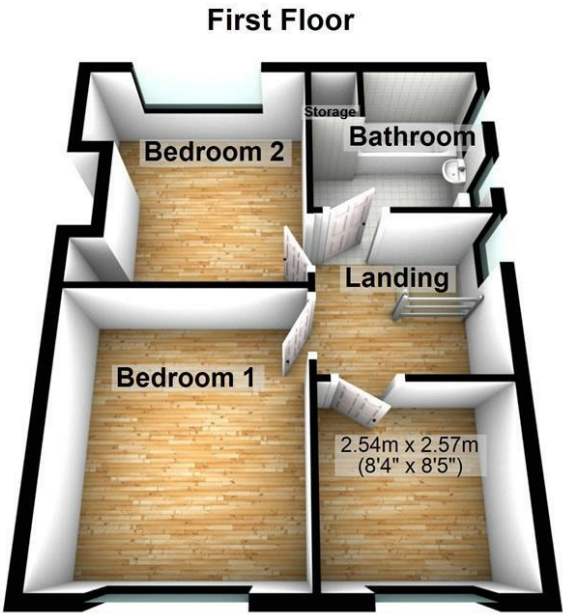
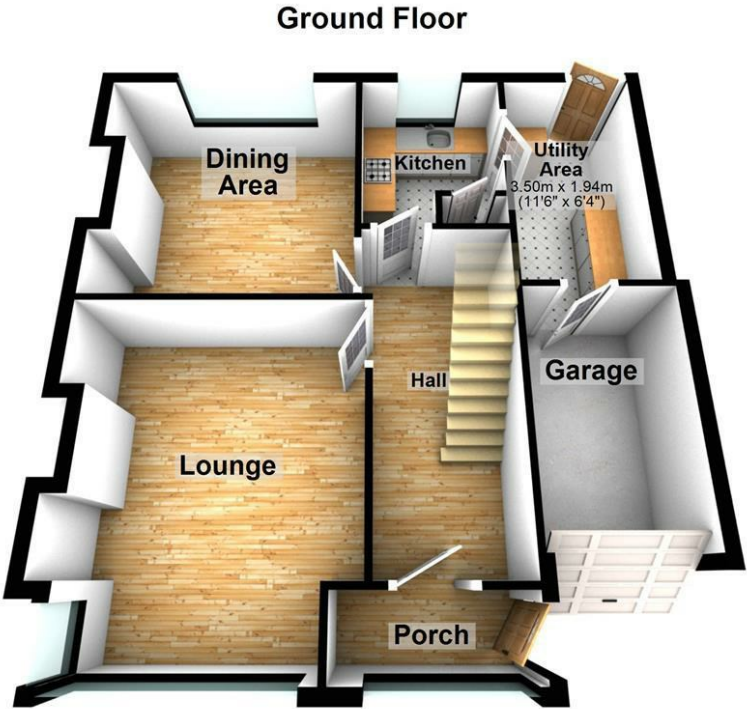








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		